

City Council of the Mayor and Council of New Castle
Public Hearing: Town Hall – 201 Delaware Street – New Castle
Tuesday – November 10, 2009 – 6:00 p.m.

Present:

Council President William Barthel
Councilperson John Cochran
Councilperson Ted Megginson
Councilperson Teel Petty

Absent:

Councilperson John Gaworski

Also present:

Treasurer Janet Carlin, Administrator Cathryn Thomas; Finance Director Marian Delaney

Consideration of Ordinance No. 467, approving that certain parcels be approved for rezoning to R-1 (Low Density Residential), as follows:

- the Deemer property at 901 Delaware Street, Tax Parcel No. 21-010.00-016, requested to be rezoned from OS&R (Open Space and Recreation) to R-1 (Low Density Residential);
- the DiMondi property located adjacent to the Deemer property near Delaware Street but without an address, Tax Parcel No. 21-010.00-017, with a portion of such property requested to be rezoned from OS&R (Open Space and Recreation) to R-1 (Low Density Residential).

Mr. Jeff Williams, an engineer representing the applicant/developer, spoke about the project. It has been a more than one and one-half year process through City Council and through the Planning Commission. He gave a brief history of the process.

The homes would not be in the flood plain. The access road would come in, which by deed the property has the right to come across the City parcel, come down what would have been the right-of-way of the Delaware Street Extension, Mr. Williams said.

The rezoning application has been recommended for approval by the Planning Commission, with the zoning proposed to change to R-1 planned development, to include 26 lots.

City Planner Marian Hull said the revised comprehensive plan, which is still in the final stages of acceptance by the State, recommends this area be zoned for residential use with protections recognizing the environmental aspects of the site. The City does not have an environmental overlay in place yet, but the planned development regulations for this specific parcel function similar to how an environmental overlay is expected to function.

Council President Barthel read a letter from David Bird, from the Planning Commission. The Planning Commission at its meeting of September 28, 2009, unanimously approved the parcels to be rezoned to R-1. The letter outlined the basis for the decision.

Ms. Dorsey Fiske, of Third Street, a member of the Planning Commission and the Trustees of the New Castle Common, said she wanted to make sure the City Council knows that the Trustees have been asked to approve an increase in the student body for the Family Foundation Charter School from 420 to nearly 800 students. This proposed development and the school would increase traffic to some extent.

Ms. Millie Fleck, Delaware Street, expressed a concern about traffic. She explained they do not go out between 4 and 6 p.m. because they will run into traffic no matter where they go. It is terrible. Until something is done with traffic, she does not think anything should be built there, including that the school should not expand. There is already a sufficient number of homes for sale in the City.

Council President Barthel asked Ms. Hull about the traffic issue and how it was evaluated.

Ms. Hull said for a residential development application, the official process includes traffic as part of the review process.

Mr. Williams has had conversations with DelDOT officials and he said there was no objection and did not feel there was a need for a signal. There would be a stop sign.

The hearing was adjourned at 6:21 p.m.